

560 State Townhomes

Location: State and Concord Streets

Type: New Construction, Ownership

Description: Construction of 20 ownership townhome units including 5 units with Twin Cities Habitat for Humanity.

Number of Units: 20

Affordable Units:

25% (5 units) affordable with incomes at or less than 50% of area median income

Configuration: 2-story townhomes

Square Footage: 28,817 sf of livable space

Funding Partners: Family Housing Fund, MHFA, LISC, City of Saint Paul/HRA, Habitat for Humanity

Closing, Construction and Completion:

Project financing closed on August 13, 2004. Units are occupied, and some are under construction.

Developer: Neighborhood Development Alliance, Inc., Flannery Construction and Habitat for Humanity



PROJECT FINANCING:

HOME	\$ 452,858
HRA Land Sale Write Down	249,999
Family Housing Fund	100,000
MHFA	125,000
LISC (Interim)	25,000
Western Bank (Interim)	2,280,000
Private (Buyer Mortgages)	<u>3,596,812</u>
Total Development Cost (permanent financing)	\$4,524,669

7th Landing (Passage Apartments)

Location: 1364 W. Seventh Street

Type: New Construction, Rental, Supportive Housing

Description: Efficiency apartments for previously homeless youth occupy the second floor. The first floor is commercial space for uses that provide youth job opportunities.

No of Units: 13 efficiency units including one handicapped accessible unit.

Affordable Units:

92% (12 units) affordable with incomes at or less than 30% of area median income.

8% (1 unit) affordable with incomes at or less than 60% of area median income.

Configuration: 2-story building

Square Footage: 11,231 sf of livable area

Closing, Construction and Completion:

Project financing closed on December 2, 2002, and construction began in Winter 2002. Construction is complete with units fully occupied.

Developer: RS Eden Inc.

Funding Partners: MHFA, HUD, Ramsey County, City of Saint Paul/HRA, Federal Home Loan Bank, Public Housing Agency



PROJECT FINANCING:

MHFA	\$1,500,000
HUD	400,000
Ramsey County HRA	300,000
Federal Home Loan Bank	59,900
HOME	387,000
STAR	<u>247,271</u>
Total Development Cost	\$2,894,171

PHA provided Section 8 property-based assistance for 12 units.

Historic Leithauser Lofts

Location: 800 E. Third Street

Type: Conversion of commercial space/rehabilitation, Ownership

Description: Renovation of a commercial/residential building into an eight owner-occupied unit building.

Number of Units: 8

Affordable Units:

25% (2 units) affordable with incomes at or less than 80% of area median income

Configuration: 2-story building

Square Footage: 10,000 sf of livable space

Closing, Construction & Completion: Project financing closed on April 30, 2004. Construction completed September 1, 2005.

Developer: Michlitsch Builders, Inc.



PROJECT FINANCING:

HOME	\$ 250,000
STAR	245,000
Private (Buyer Mortgages)	<u>743,000</u>
Total Development Cost	\$1,238,000

808 Berry Place



Configuration: 4-story building

Square Footage: 352,739 sf of livable space

Closing, Construction and Completion: Project financing closed October 15, 2002, and construction began in Fall 2002. Construction is complete with units fully occupied.

Developer: St. Paul Leased Housing Association I, Limited Partnership a.k.a. Dominion

Location: 808 Berry Place

Type: New Construction, Rental

Description: New construction of multi-family, low-rise building on a site in the Franklin-Emerald area. This development and Emerald-Gardens, ownership condominiums on an adjacent block, are close to University Avenue, Saint Paul's primary transit corridor. With a total of 478 new housing units, 808 Berry and Emerald-Gardens transformed a primarily industrial area into a mixed-use urban neighborhood.

No of Units: 267 apartments

Affordable Units:

- 10%** (27 units) affordable with incomes at or less than 30 % of area median income
- 20%** (54 units) affordable with incomes at or less than 50% of area median income
- 17%** (46 units) affordable with incomes at or less than 80% of area median income

PROJECT FINANCING:

HRA & Ramsey County HRA Bonds	\$ 36,395,000
Tax Credit Equity	2,342,044
Private	1,758,611
HRA Waiver of Fees	96,000
TIF	<u>3,110,000</u>
Total Development Cost	\$43,701,655

9th Street Lofts

Location: 215 9th Street

Type: Conversion of office building, Ownership

Description: The HRA-owned Workforce building was converted into 50 for-sale housing lofts. This project is part of the larger development involving the construction of the adjacent 60 unit senior rental housing development (Lyon's Court).

Number of Units: 50

Affordable Units:

2% (1 unit) affordable with incomes at or less than between 61-80% of area median income

Configuration: 6-story building

Square Footage: 63,920 sf of livable space

Closing, Construction and Completion: Project financing closed on December 10, 2003. Construction is complete with units fully occupied.

Developer: Sherman Associates, Inc. and the Lander Group



PROJECT FINANCING:

Private (Buyer Mortgages)	\$12,955,000
US Bank (Interim)	10,000,000
HRA Land Sale Write Down	<u>402,000</u>
Total Development Cost	\$13,357,000
(permanent financing)	

American House (Expansion)



Location: 352 Wacouta Street between 4th and 5th Streets

Type: Conversion of Commercial Space to Residential, Rental

Description: This building was previously the home of American Beauty Macaroni Company. It was rehabilitated in 1985 with commercial space on the 1st floor and 56 single room occupancy units and one 1-bedroom unit on the top 4 floors.

No of Units: 13 units

Affordable Units:

100% (13 units) affordable with incomes at or less than 30% of area median income.

Configuration: 5-story building with housing on 1st through 5th floors with community and common space for tenants in the basement.

Square Footage: 6,085 sf of livable space (includes kitchen and common area)

Closing, Construction and Completion:

Financing closed in November 2002, and construction began in Winter 2002. Construction is complete with units fully occupied.

Developer: Amherst H. Wilder Foundation

Funding Partners: MHFA, City of Saint Paul/HRA, Ramsey County HRA, Federal Home Loan Bank, House of Hope Fund

PROJECT FINANCING:

MHFA	348,506
Private	359,000
HOME	250,000
Ramsey County HRA	250,000
Family Housing Fund	200,000
Federal Home Loan Bank	130,000
House of Hope Fund	<u>30,000</u>
Total Development Cost	\$1,567,506

Ames, Rose Hill



Configuration: 3-story walk-up building

Square Footage: 70,980 sf of livable space

Closing, Construction and

Completion: Project financing closed on June 26, 2002. Construction is complete with units fully occupied

Funding Partners: Fannie Mae, US Bank, City of Saint Paul/HRA, MHFA, HUD, Family Housing Fund

Developer: Real Estate Equities and Opportunity Neighborhood Development Corporation

Location: Rose Avenue, Barclay Street, Geranium Avenue and Hazelwood Street

Type: Acquisition. Substantial Rehabilitation of Existing Apartments, Rental

Description: Rose Hill Apartments was a complex of 8 buildings with a total of 96 units. Major exterior and interior improvements including the conversion of two 1-bedroom units into 3-bedroom units in each building and the demolition of 1 building resulted in 77 units after rehabilitation. Rose Hill is the first of 4 development stages that are part of the Ames Lake Neighborhood Master Plan.

Affordable Units:

10% (8 units) affordable with incomes at or less than 30% of area median income

10% (8 units) affordable with incomes at or less than 50% of area median income

53% (40 units) affordable with incomes at or less than 60% of area median income

27% (21 units) affordable with incomes at or less than 80% of area median income.

PROJECT FINANCING:

Fannie Mae (Interim)	\$ 3,120,000
Tax Credit Equity	3,068,459
US Bank	2,550,000
STAR	1,000,000
MHFA	950,641
HUD	750,000
CDBG	1,000,000
Family Housing Fund	300,000
HRA	175,000
TIF	<u>100,000</u>
Total Development Cost (permanent financing)	\$ 9,894,100

Rose Hill (Ames Lake, Phase I)

Ames, Barclay Terrace

Location: Jessamine Avenue, Barclay Street, and Magnolia Avenue

Type: Acquisition, Substantial Rehabilitation, Rental

Description: Barclay Terrace Apartments consisted of eight buildings totaling 96 units. Major exterior and interior improvements including the conversion of two 1-bedroom units into a 3-bedroom unit per each building and the demolition of one building resulted in 77 units after rehab. Barclay is the second of four phases of the Ames Lake Neighborhood Master Plan.

No of Units: 77

Affordable Units:

10% (8 units) affordable with incomes at or less than 30% of area median income

10% (8 units) affordable with incomes at or less than 50% of area median income

52% (40 units) affordable with incomes at or less than 60% of area median income

27% (21 units) affordable with incomes at or less than 80% of area median income

Configuration: Low-rise multi-family

Square Footage: 70,980 sf of livable space

Closing, Construction and Completion: Project financing closed in November 24, 2003. Project is complete and fully occupied.



Developer: Real Estate Equities

Funding Partners: US Bank, MHFA, City of Saint Paul/HRA, HUD, Family Housing Fund

PROJECT FINANCING:

Tax Credit Equity	\$ 3,579,071
CDBG (Interim)	5,120,000
CDBG	2,620,240
US Bank	2,400,000
MHFA	1,747,717
HUD	670,613
Family Housing Fund	<u>200,000</u>
Total Development Cost	\$11,217,641
(permanent financing)	

Barclay Terrace (Ames Lake, Phase 2)

Ames Green

Location: 1110-1138 Barclay Street

Type: Acquisition, Substantial Rehabilitation & New Construction, Rental

Description: Ames Green is the third of four phases in the Ames Lake Neighborhood and originally involved nine 12 unit apartment buildings. Five buildings were demolished to provide for:

- 1) the new construction of eleven 2, 3 and 4 bedroom townhomes;
- 2) the new construction of the Community Center;
- 3) redevelopment of the first phase of a new boulevard;
- 4) open green space, and new pedestrian connections to the Community Center; and
- 5) extensive rehab of the remaining 4 buildings including the conversion of two 1-bedrooms into a two-story 2 and 4-bedroom units with separate entry in each buildings.

REE and ONDC are operating supportive services for all the tenants at Ames Lake in the Community Center.

Number of Units: 55

Affordable Units:

- 11% (6 units) affordable with incomes at or less than 30% of area median income
- 11% (6 units) affordable with incomes at or less than 50% of area median income
- 60% (33 units) affordable with incomes at or less than 60% of area median income
- 18% (10 units) affordable with incomes at or less than 80% of area median income

Configuration: 3-story walk up apartments with new townhomes

Square Footage: 51,828 sf of livable space

Funding Partners: Family Housing Fund, MHFA, HUD, City of Saint Paul/HRA, Fannie Mae

Closing, Construction and Completion: Project financing closed on December 2, 2004. Construction is



complete and units fully occupied.

Developer: Real Estate Equities and Opportunity Neighborhood Development Corporation

PROJECT FINANCING:

CDBG	\$5,194,380
Tax Credit Equity	5,984,595
Family Housing Fund	300,000
HUD	186,394
MHFA	1,590,000
US Bank	1,200,000
US Bank (Interim)	6,500,000
Fannie Mae (Interim)	<u>2,560,000</u>
Total Development Cost (permanent financing)	\$14,605,369

Ames, Hazelwood Terrace

Location: 1515-1535 Magnolia

Type: Acquisition, Substantial Rehabilitation, Rental

Description: Phase IV is the final phase of the Ames Lake Neighborhood and involves nine 12-unit buildings. The buildings will undergo substantial rehab to include the conversion of two 1-bedroom units in each building to a 3-bedroom unit. Rent and income restrictions on 81.81% of the units will be controlled through the tax credit program. REE and ONDC have developed a supportive services model to service all the tenants at Ames Lake.



Number of Units: 99

Affordable Units:

- 10% (10 units) affordable with incomes at or less than 30% of area median income
- 10% (10 units) affordable with incomes at or less than 50% of area median income
- 80% (79 units) affordable with incomes at or less than 60% of area median income

Configuration: 3 story walk-up building

Square Footage: 62,329 sf of livable space

Funding Partners: HUD, City of Saint Paul/HRA, US Bank, St. Paul Foundation (funding from MHFA pending).

Closing, Construction and Completion: Project financing closed on August 24, 2005. Under construction. Completion estimated August, 2006

Developer: Real Estate Equities

PROJECT FINANCING:

CDBG	\$ 4,352,380
STAR	1,232,000
Tax Credit Equity	6,633,687
HUD	248,000
US Bank	2,100,000
St. Paul Foundation (Interim)	2,500,000
Private	8,800
Total Development Cost (permanent financing)	\$14,574,867

Arbor Pointe

Location: 1215 N. Dale Street

Type: New Construction, Rental

Description: Independent Senior rental housing with either 1 or 2 bedrooms per unit, with underground parking.

Number of Units: 47

Affordable Units:

11% (5 units) affordable with incomes at or less than 30% of area median income

11% (5 units) affordable with incomes at or less than 50% of area median income

79% (37 units) affordable with incomes at or less than 60% of area median income

Configuration: 3-story building with parking

Square Footage: 54,945 sf of livable space

Closing, Construction, and Completion: Project financing closed October 16, 2003. Construction is complete with units fully occupied.

Developer: Arbor Pointe Apartments, LP



PROJECT FINANCING:

HRA Revenue Bonds	\$ 3,540,100
Tax Credit Equity	1,746,615
CDBG	1,286,000
Private Equity	789,648
Met. Council	13,500
US Bank (Interim)	500,00
City of Saint Paul/HRA (Interim)	<u>350,000</u>
Total Development Cost	\$7,375,763
(permanent financing)	

Arlington Gardens



Location: 110 Arlington Avenue W.

Type: New Construction, Rental

Description: Arlington Gardens is rental housing for low-income seniors who are frail or have mobility issues. Supportive services are provided.

No of Units: 50

Affordable Units:

100% (50 units) are affordable with incomes at or less than 30% of the area median income.

Configuration: 3-story building

Square Footage: 26,344 sf of livable space

Closing, Construction and Completion:

Project financing closed on September 25, 2002.

Construction is complete with units fully occupied.

PROJECT FINANCING:

HUD	\$3,973,500
HOME	450,000
Ramsey County HRA	355,000
Federal Home Loan Bank	245,000
Phillips Foundations	50,000
F. R. Bigelow Foundation	25,000
Mardag Foundation	25,000
St. Paul Foundation	<u>25,000</u>
Total Development Cost	\$5,148,500

Armstrong House



Location: 225 Eagle Parkway

Type: Conversion of historic Armstrong House, Ownership

Description: Relocation and conversion of the historic Armstrong House into 4-bedroom condominium units.

Number of Units: 4

Configuration: 4 condominiums

Square Footage: 10,876 sf of livable space

Closing, Construction and Completion: Project financing closed on March 3, 2005. Construction began in April, 2005, a model unit was completed in September, 2005.

Developer: Benshoof Construction

PROJECT FINANCING:

HRA	\$ 2,775,000
Private (Buyer Mortgages)	<u>2,600,000</u>
Total Development Cost	\$5,375,000

Living Choice Condominiums

Location: Arundel Street and Idaho Avenue

Type: New Construction, Ownership

Description: A 26-unit condominium building for seniors aged 55 and older with 28 underground parking stalls and 15 surface parking spots.

No of Units: 26

Affordable Units:

23% (6 units) affordable with incomes between 61-80% of area median income

77% (20 units) affordable with incomes at or less than 80% of area median income



Configuration: 3 story building with underground and surface parking

Square Footage: 26,290 sf of livable space

Closing, Construction, and Completion: Project financing closed on September 4, 2003.

Developer: Living Choice Development Corporation

Funding Partners: M&I Bank, City of Saint Paul/HRA

PROJECT FINANCING:

Private (Buyer Mortgages)	\$ 4,084,670
M&I Bank (Interim)	3,236,000
HRA	<u>225,000</u>
Total Development Cost (permanent financing)	\$4,309,670

Parkway Gardens

Location: Old Hudson Road & Johnson Parkway

Type: New Construction, Rental

Description: New construction of 160 units of senior housing with 1-2 bedroom units.

No of Units: 160

Affordable Units:

10% (16 units) affordable with incomes at or less than 30% of area median income

10% (16 units) affordable with incomes at or less than 50% of area median income

80% (128 units) affordable with incomes at or less than 60% of area median income

Configuration: 4-story low-rise building with 1 or 2-bedrooms in each unit.

Square Footage: 192,596 sf of livable space

Closing, Construction, and Completion: Financing closed June 30, 2004. Construction is complete and units are occupied.

Developer: Bridgecreek Development (Bridgecreek Senior Place LLC)



Funding Partners: DEED, City of Saint Paul/HRA, Metropolitan Council

PROJECT FINANCING:

HRA Revenue Bonds	\$10,950,000
Tax Credit Equity	4,342,847
Private Equity	2,583,831
DEED	405,750
HRA	364,967
HRA Waiver of Fees	47,000
Metropolitan Council	175,330
TIF	<u>2,400,000</u>
Total Development Cost	\$21,269,725



Carleton Place Lofts



Description: This is a more than six acre site located on the western end of University Avenue between Carleton Avenue and Hampden Avenue. The site has three warehouse buildings once used as a liquor distribution center by the Johnson Brothers Company. The Johnson family will convert the three warehouse buildings, now in a designated historic district, into 169 units of affordable rental housing with surface parking. The site has the potential to develop another 184 units of housing in a second phase.

Number of Units: 169

Affordable Units:

- 10% (17 units) affordable with incomes at or less than 30% of area median income
- 10% (17 units) affordable with incomes at or less than 50% of area median income
- 80% (135 units) affordable with incomes at or less than 60% of area median income

Configuration: 3 warehouse buildings with surface lot parking

Square Footage: 176,569 sf of livable space

Closing, Construction and Completion: Project financing closed on December 19, 2005; construction in 2006

Developer: Dominion Development and Acquisition, LLC (Consultant)

PROJECT FINANCING:

Tax Credit Equity	\$ 21,305,440
HRA Revenue Bonds	15,891,340
Historic Tax Credit Equity	7,680,800
TIF	2,358,660
Met Council	788,058
Ramsey County Funds	<u>235,000</u>
Total Development Cost	\$48,259,298

Funding Partners: Ramsey County, Metropolitan Council, City of Saint Paul/HRA

Crane Ordway Building

Location: 281 East Fifth Street

Type: Conversion of vacant building; Rental

Description: Renovation of the Crane Ordway Building, a vacant industrial building in Lowertown, as 70 units of low-income affordable “workforce” rental housing.

Number of Units: 70

Affordable Units:

50% (35 units) affordable with incomes at or less than 30% of area median income

50% (35 units) affordable with incomes at or less than 50% of area median income

Configuration: Multifamily rental

Square Footage: 40,168 sf of livable space

Closing, Construction and Completion:

Construction began in September, 2005. Building will be occupied in late 2006.

Developer: Central Community Housing Trust

Funding Partners: City of St. Paul/HRA, MHFA, Family Housing Fund, Federal Home Loan Bank, St. Paul Foundation, Mardag Foundation, Bigelow Foundation, Metropolitan Council, House of Hope, National Equity Fund, Wells Fargo



PROJECT FINANCING:

Home	\$1,742,000
MHFA	980,000
Family Housing Fund	200,000
Federal Home Loan Bank	250,000
St. Paul Foundation	100,000
Mardag Foundation	25,000
Bigelow Foundation	50,000
Metropolitan Council	87,000
House of Hope Fund	25,000
Tax Credit Equity	<u>7,512,345</u>
Total Development Cost	\$11,569,580

Crestview Apartments (Expansion)

Location: 331 Geranium &
1161-1171 Westminster

Type: New Construction, Rental

Description: New construction of 13 unit apartment building and renovation of two existing buildings to increase units from 31 unit buildings to 34 unit buildings. This building serves very low income families and offers supportive services.

No of Units: 13

Affordable Units:

100% (13 units) affordable with incomes at or less than 30% of area median income

Configuration: Three apartment complexes with one, two, and three bedroom units.

Square Footage: 19,520 sf livable space

Closing, Construction, and Completion: Project financing closed October 27, 2004. Construction is complete and units occupied.

Developer: Crestview Community Limited Partnership

Funding Partners: City of Saint Paul/HRA, MHFA, Family Housing Fund, Federal Home Loan Bank, Public Housing Agency



PROJECT FINANCING:

Tax Credit Equity	\$ 2,310,000
HOME	528,000
MHFA	238,890
Private Equity	138,000
Family Housing Fund	267,000
Federal Home Loan Bank	150,500
HUD Rental Rehab	<u>72,000</u>
Total Development Cost	\$3,704,390

PHA provided Section 8 project-based assistance for 13 units.

Emerald Gardens (Phases I-III)

Location: Emerald and Franklin Avenues

Type: New Construction, Ownership

Description: New owner occupied condominiums built on a redevelopment site in the Franklin-Emerald Redevelopment area. Phase I consists of two 54 unit buildings. Phase II consists of one 52 unit building. Phase III consists of one 51 unit building.

Number of Units: 211



Configuration: Townhomes and Condominiums

Square Footage: 263,656 sf of livable space

Closing, Construction and Completion: Phase I project financing closed on February 26, 2003, Phase II project financing closed on July 18, 2004 and Phase III project financing closed on December 16, 2004.

Developer: Wellington Management and Hunt Associates

PROJECT FINANCING:

TIF	\$ 4,250,000
US Bank (Interim)	8,600,000
Private (Buyer Mortgages)	<u>52,464,000</u>
Total Development Cost (permanent financing)	\$56,714,000

Episcopal Homes (1840 University Avenue)

Location: 1840 University Avenue

Type: New Construction, Rental

Description: Episcopal Homes of Minnesota proposed to develop a 47 unit senior housing development on their current campus. This is a four story building that includes underground parking. Currently on campus is the recently opened Seabury affordable unit, Iris Park market rate housing, and the Episcopal Church Home of Minnesota.

No of Units: 47

Affordable Units:

- 11% (5 units) affordable with incomes at or less than 30% of area median income
- 11% (5 units) affordable with incomes at or less than 50% of area median income
- 11% (5 units) affordable with incomes between 61-80% of area median income

Configuration: 4 story building with underground parking

Square Footage: 54,017

Closing, Construction, and Completion: Project financing closed December 17, 2003.



Developer: Episcopal Homes

Funding Partners: Glaser Financial Group, City of Saint Paul/HRA, HUD

PROJECT FINANCING:

Taxable Bonds	\$ 950,000
Glaser Financial Group	3,872,000
Private Equity	1,122,942
HOME	<u>300,000</u>
Total Development Cost	\$6,244,942

HUD provided mortgage insurance.

Gateway Village

Highland Pointe (Ownership) • Graham Place (Senior Rental) • River Crossing (Rental)



Location: W. 7th Street/Norfolk/Davern/Edgecumbe

Type: New Construction, Ownership and Rental

Description: Acquisition and demolition of 37 properties. New construction of 313 apartment units, 121 senior apartment units and 145 ownership townhouses and flats with underground parking.

No of Units: 578

Affordable Units:

6% (32 units) affordable with incomes at or less than 30% of area median income

14% (81 units) affordable with incomes at or less than 50% of area median income

15% (87 units) affordable with incomes at or less than 60% of area median income

66% (379 units) affordable with incomes at or more than 80% of area median income

Configuration: 434 mid-rise multifamily apartment units and 145 townhouses and flats.

Square Footage: 758,557 sf of livable space

Closing, Construction, and Completion: Rental financing closed December 2003. Ownership financing closed in 2004. Entire redevelopment site was completed in October 2005.

Developer: Stonebridge Development and Acquisition, LLC and Homes by Chase

Funding Partners: Ramsey County, City of Saint Paul/HRA, MHFA, Family Housing Fund, Metropolitan Council

PROJECT FINANCING:

Ramsey County Revenue Bonds	\$ 38,690,000
Private (Ownership Mortgages)	31,742,933
HRA Revenue Bonds	9,534,714
Private Equity	2,139,885
Taxable Bonds	3,332,000
Tax Credit Equity	4,228,935
HOME	800,000
Ramsey County HRA	500,000
HRA (Interim)	750,000
MHFA	800,000
HRA	375,000
Family Housing Fund (Interim)	100,000
Metropolitan Council	152,550
US Bank (Interim)	1,129,885
TIF Community Reinvestment Fund	9,419,353
Total Development Cost (permanent financing)	\$ 92,863,000

Germain Landing

Location: Northwest corner of Ames and Germain

Type: New Construction, Ownership

Description: Construction of 24 new single family homes for homeownership. 14 of the units were built by Twin Cities Habitat for Humanity and sold to families using their special mortgage financing. 10 of the units were built by Dayton's Bluff Neighborhood Housing Services and offered on the market for sale. There is a homeowner's association to maintain yards, exteriors and private drive.

Number of Units: 24

Affordable Units:

- 17% (4 units) affordable with incomes at or less than 30% of area median income
- 42% (10 units) affordable with incomes at or less than 50% of area median income
- 17% (4 units) affordable with incomes at or less than 60% of area median income
- 25% (6 units) affordable with incomes at or less than 80% of area median income

Configuration: Single family homes

Square Footage: 38,400 sf of livable space

Closing, Construction and Completion: Project financing closed on July 15, 2004, April, 2005, and May, 2005. All units are constructed and occupied.

Developer: Habitat for Humanity and Dayton's Bluff Neighborhood Housing Services



Funding Partners: City of Saint Paul/HRA, Habitat for Humanity, Dayton's Bluff Neighborhood Housing Services, US Bank, and Public Housing Agency

PROJECT FINANCING:

CDBG	\$ 560,000
Habitat for Humanity	2,240,000
Dayton's Bluff NHS (Interim)	170,000
US Bank (Interim)	1,530,000
Private	<u>1,633,000</u>
Total Development Cost	\$4,450,000
(permanent financing)	

PHA provided site for new development.



Homes For Learning

Location: 207 Bates Avenue,
212-214 Bates Avenue, 663 Euclid Street,
662-668 Surrey Avenue

Type: New Construction, Rental

Description: This project entails the construction of affordable townhome units on 4 different sites. The number of units varies at each site, one has 1 unit and others have 3, 4 or 8 units. Units have 2, 3 or 4-bedrooms. Close to Dayton's Bluff Achievement Plus School, Homes For Learning provides good quality rental housing which helps stabilize family mobility at the school.

No of Units: 16

Affordable Units:

31% (5 units) affordable to individuals with incomes at or less than 30% of median area income.

69% (11 units) affordable to individuals with incomes at or less than 50% of median area income.

Configuration: 4 townhome buildings

Square Footage: 29,436 sf of liveable space.

Closing, Construction and Completion: Project financing closed on August 22, 2002, and construction began in Summer 2002. Construction is complete with units fully occupied.

Developer: Dayton's Bluff Neighborhood Housing Services



Funding Partners: Ramsey County, City of Saint Paul/HRA, Federal Home Loan Bank

PROJECT FINANCING:

Tax Credit Equity	\$ 2,417,327
STAR	565,000
Ramsey County HRA	470,000
Private	326,077
HOME	300,000
Federal Home Loan Bank	79,000
HRA Land Sale Write Down	<u>80,000</u>
Total Development Costs	\$4,237,404

Great Northern Lofts (James J. Hill Building)



Location: 281 E. Kellogg Boulevard

Type: Conversion of Office Building, Ownership

Description: This project, located in Lowertown, converted an existing, vacant, historic building to higher-priced condominiums. A parking ramp is constructed next to the building. The development included environmental remediation, significant structural improvements and historic renovation.

No of Units: 53

Affordable Units: All units are market rate.

Configuration: 7-story building

Square Footage: 137,624 sf of livable space

Closing, Construction and Completion: Project financing closed on December 20, 2002. Construction is complete and units occupied.

Developer: Sherman Rutzick and Colleen Carey
(The Cornerstone Group)

Funding Partners: Metropolitan Council, City of Saint Paul/ HRA, Lowertown Redevelopment Corporation

PROJECT FINANCING:

Metropolitan Council	859,000
HRA	642,500
TIF	3,309,000
Private (Mortgages)	21,564,100
Lowertown Redevelopment Corp.	<u>260,000</u>
Total Development Cost	\$ 26,634,600

Jendayi Place

Location: 450 N. Grotto

Type: Extended Life, Rental

Description: This project is supportive housing for young mothers expecting or with one child who need help with living and educational skills.

No of Units: 6

Affordable Units:

100% (6 units) of units affordable with incomes at or less than 30% of area median income

Configuration: 1 story building with parking

Square Footage: 7,548 sf of livable space

Closing, Construction and Completion: Project financing closed on June 30, 2003. Construction is complete with units fully occupied.

Developer: Jendayi Place, Inc.

Funding Partners: MHFA, City of Saint Paul/HRA



PROJECT FINANCING:

MHFA	\$263,725
CDBG	<u>30,000</u>
Total Development Cost	\$293,725

The Lowry

Location: 350 Saint Peter Street

Type: Conversion of office and commercial retail building, Ownership

Description: This project consists of the renovation and conversion of the Lowry Professional Building into a mixed-use housing development with commercial space on the first two floors. The project renovated floors 3 through 13 with 131 ownership condominiums.

Number of Units: 131

Affordable Units:

- 1% (1 unit) affordable with incomes at or less than 50% of area median income
- 5% (7 units) affordable with incomes at or less than 60% of area median income
- 28% (37 units) affordable with incomes at or less than 80% of area median income

Configuration: 13 floor former office/medical building

Square Footage: 133,161 sf of livable space

Closing, Construction and Completion: Project financing closed on October 27, 2004. Completion in July, 2007.

Developer: Lowry Redevelopment Partners, Limited Partnership

Funding Partners: Metropolitan Council, City of Saint Paul/HRA



PROJECT FINANCING:

City of St. Paul	\$ 2,200,000
Metropolitan Council	800,000
Private (Buyer Mortgages)	<u>31,221,913</u>
Total Development Cost	\$34,221,913

Lyon's Court Senior Apartments

Location: 10th and Sibley Street

Type: New Construction, Rental

Description: A 5-story, 60-unit senior housing development is tied to the First Baptist Church for eating services, meeting rooms, and social/recreational activities. A parking ramp is below the senior housing to provide parking for the project and the 9th Street Lofts condominium development adjacent to the senior site.

No of Units: 60

Affordable Units:

50% (30 units) affordable with incomes at or less than 50% of area median income

50% (30 units) affordable with incomes at or less than 60% of area median income

Configuration: A mid-rise 5-story building with parking located below the complex.

Square Footage: 51,256 sf of livable space

Closing, Construction and Completion: Project financing is closed in 2004. Construction is complete and units are occupied.

Developer: Sherman Associates, Inc.

Funding Partners: First Baptist Church, City of Saint Paul/HRA



PROJECT FINANCING:

HRA Revenue Bonds	\$ 3,931,000
Tax Credit Equity	2,127,643
Private Equity	155,915
First Baptist Church	90,000
HOME	150,000
TIF	2,033,000
HRA Land Sale Write Down	<u>850,000</u>
Total Development Cost	\$9,337,558

Maryland Forest – Gateway to Phalen Park

Location: 943 Maryland Avenue

Type: New Construction, Ownership

Description: Development of two-three unit buildings, providing six two-bedroom plus townhome units with attached double garage.

No of Units: 6

Affordable Units:

100% (5 units) at or less than 80% of area median income

Configuration: 5-two bedroom plus townhome units with attached garage.

Square Footage: 6,080 sf of livable space

Closing, Construction and Completion: Project financing closed September 28, 2004.

Developer: Guptil Contracting, Inc.

Funding Partners: City of Saint Paul/HRA, Centennial Mortgage



PROJECT FINANCING:

Private (Owner Mortgages)	\$ 760,000
Centennial Mortgage (Interim)	600,000
HRA	155,175
Private Equity	40,000
CDBG (Interim)	<u>32,500</u>
Total Development Cost	\$955,175
(permanent financing)	

The Metro (Phase I)

Location: 2650 University Avenue

Type: New construction, Ownership

Description: Wellington Management acquired an old blighted industrial building formerly known as the “Transcom” building. The project has 67 units of market rate ownership condominiums and approximately 5,700 s.f. of first floor retail facing University Avenue. The building will have underground parking and a two level parking structure located to the east of the building. The two level parking structure is needed to help accommodate current parking needs as well as a future planned Phase II of The Metro.



Developer: Wellington Management

Funding Partners: City of St. Paul/HRA, Bremer Bank

Number of Units: 67

Affordable Units:

15% (10 units) affordable with incomes at or less than 80% of area median income

Configuration: 3 to 4 floors of housing above street level retail

Square Footage: 75,900 sf of livable space

Closing, Construction and Completion: Project financing closed on June 20, 2005. Completion February, 2006

PROJECT FINANCING:

TIF	\$985,000
Private (Buyer Mortgages)	14,481,575
Bremer Bank (Interim)	<u>13,189,183</u>
Total Development Cost (permanent financing)	\$15,466,575

Midway Residence (Catholic Charities SRO)

Location: Capp and Hersey

Type: New Construction, Rental

Description: The HRA will construct two connecting 4 story buildings containing 120 bedrooms. There will be a common entry and shared reception desk between two programs (60 chronic inebriates and 60 long-term homeless adult males). An elevator will be located at each of the two wings to demarcate the programs. Apart from the first floor which will contain kitchens, and community rooms, all floors will be laid out the same. Catholic Charities will lease from the HRA and operate the facility.

Number of Units: 120

Affordable Units:

100% (120 units) affordable with incomes at or less than 30% of area median income

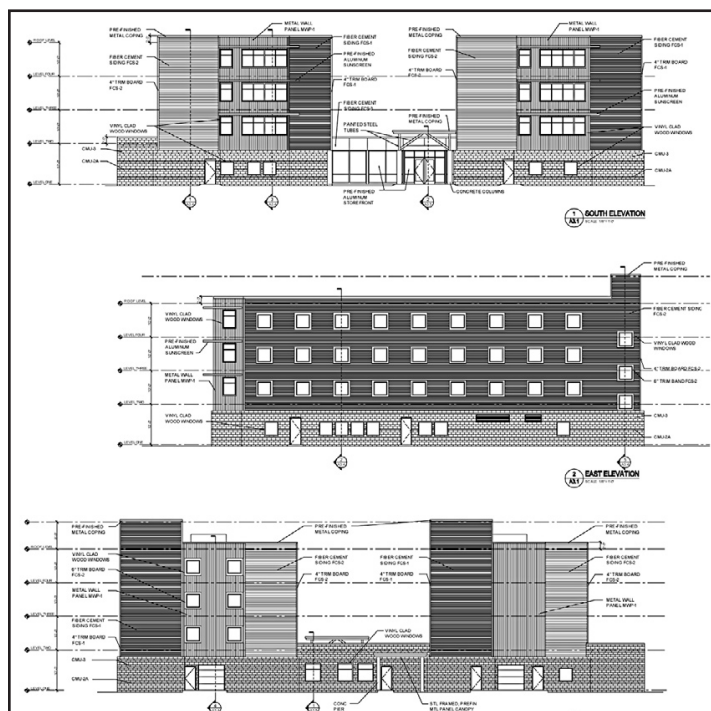
Configuration: 2 connecting 4 story buildings.

Square Footage: 50,400 sf of livable space

Closing, Construction and Completion: Project financing closed on December 30, 2005; construction in 2006

Developer: Housing and Redevelopment Authority of the City of Saint Paul (HRA)

Funding Partners: MHFA, HUD, Ramsey County, City of Saint Paul/HRA



PROJECT FINANCING:

MHFA G.O. Bonds	\$10,600,000
STAR	3,300,000
HRA	<u>1,656,162</u>
Total Development Cost	\$15,556,162

Mississippi and Hyacinth

Location: North side of Hyacinth between Mississippi and Westminster

Type: New Construction, Ownership

Description: 5 Twin Homes were constructed providing for ten 3 & 4 bedroom affordable ownership housing. Housing was developed on land that has always been vacant and had a number of environmental issues.

Number of Units: 10

Affordable Units:

50% (5 units) affordable with incomes at or less than 30% of area median income.

50% (5 units) affordable with incomes at or less than 50% of area median income.

Configuration: 5 twin homes with 3 & 4 bedrooms per home with surface parking.

Square Footage: 14,000 sf of livable space

Closing, Construction and Completion: Project financing closed in October 2002. Construction is complete with units fully occupied.



Developer: Twin Cities Habitat for Humanity, Inc.

Funding Partners: Habitat for Humanity, City of Saint Paul/HRA

PROJECT FINANCING:

Habitat for Humanity	\$ 1,620,474
HOME	<u>100,000</u>
Total Development Cost	\$1,720,474

Families First (Phase I)



Location: 914 Thomas Avenue

Type: Substantial Rehabilitation of Existing Apartments, Rental, Supportive Housing

Background: Model Cities of Saint Paul purchased 914 Thomas Avenue for the purpose of rehabilitating it and turning it into 10 units of supportive housing for very low-income people.

No of Units: 10

Affordable Units:

100% (10 units) affordable with incomes at or less than 30% of area median income.

Configuration: 3-story building

Square Footage: 850 sf of livable space per unit

Closing, Construction and Completion:

Project financing closed on December 16, 2002.

Developer: Model Cities of St. Paul, Inc.

Funding Partners: MHFA, HUD, Family Housing Fund, Federal Home Loan Bank, City of Saint Paul/HRA, Public Housing Agency

PROJECT FINANCING:

MHFA	\$ 546,659
HUD	288,000
Family Housing Fund	100,000
Federal Home Loan Bank	100,000
HRA Land Sale Write Down	385,000
LISC (Interim)	<u>30,000</u>
Total Development Cost (permanent financing)	\$1,419,659

PHA provided Section 8 project-based assistance for 9 units.

Families First (Phase II)

Location: 849 University Avenue

Type: New Construction, Rental

Description: 6 units of very low income housing with supportive services.

No of Units: 6

Affordable Units:

100% (6 units) affordable with income at or less than 30% of area median income

Configuration: Three-story mixed-use building

Square Footage: 6,340 sf of livable space

Closing, Construction, and Completion: Project financing closed December 8, 2004.

Developer: Model Cities of St. Paul, Inc.



Funding Partners: HUD, City of Saint Paul/HRA, MHFA, Family Housing Fund, Federal Home Loan Bank, Public Housing Agency

PROJECT FINANCING:

HUD	\$ 350,000
HOME	300,000
MHFA	299,151
Family Housing Fund	200,000
Federal Home Loan Bank	<u>50,000</u>
Total Development Cost	\$1,199,151

PHA provided Section 8 project-based assistance for 6 units.

Osceola Park Apartments



Location: Osceola Avenue and St. Clair Avenue

Developer: Osceola Park Limited Partnership
(Sherman Rutzick and Wallace Johnson)

Type: New Construction, Senior, Rental

Description: Osceola Park has 88 rental units with 1 and 2-bedroom rental units for seniors age 55 and over. The 4-story building over underground parking is located on a 2.2 acre lot which had been vacant.

No of Units: 88

Affordable Units:

10% (9 units) are affordable with incomes at or less than 30% of area median income.

10% (9 units) are affordable with incomes at or less than 50% of area median income.

80% (70 units) are affordable with incomes at or less than 60% of area median income.

Configuration: 4-story building

Square Footage: 146,446 sf of livable area

Closing, Construction and Completion: Project financing closed on October 29, 2002. Construction is complete with units fully occupied.

PROJECT FINANCING:

HRA Revenue Bonds	\$ 6,460,680
Tax Credit Equity	2,712,155
Private	825,766
STAR	300,000
TIF	844,500
Metropolitan Council	<u>22,950</u>
Total Development Cost	\$11,166,051

Phalen Crossing (Phase I - Sites 2 & 4)

Location: NE corner of Johnson Parkway and Magnolia and NW corner of Magnolia and Barclay

Type: New Construction, Ownership

Description: This development consists of the first phase of Phalen Crossing, a 298 unit development. This first phase consists of 43 condominium units and 75 townhome units for a total of 118 units.

Number of Units: 118

Configuration: One, two and three story townhomes

Square Footage: 159,844 sf of livable space

Closing, Construction and Completion:

Project financing closed on August 27, 2004.

Construction underway and units are being sold and occupied.

Developer: LTRW Land Development, LLC



PROJECT FINANCING:

City Land Assembly Bonds	\$ 1,324,231
HRA	904,000
Anchor Bank (Interim)	2,500,000
Developer (Interim)	1,500,000
Private (Buyer Mortgages)	<u>21,629,771</u>
Total Development Cost (permanent financing)	\$24,506,752

Phalen Senior Lofts



Location: 635 Phalen Boulevard

Type: New Construction. Rental

Description: Development is the construction of 73 senior rental units with 2,700 sq ft of first floor service space. Includes underground parking, community rooms on each floor and laundry facilities. Project is located on the Phalen Corridor.

Number of Units: 73

Affordable Units:

- 11% (8 units) affordable with incomes at or less than 30% of area median income
- 10% (7 units) affordable with incomes at or less than 50% of area median income
- 79% (58 units) affordable with incomes at or less than 60% of area median income

Configuration: 4-story apartment building

Square Footage: 77,052 sf of livable space

Closing, Construction and Completion: Project financing closed on February 10, 2005. Construction underway with occupancy to begin in spring, 2006

Developer: Phalen Parkway Lofts Limited Partnership



PROJECT FINANCING:

HOME	\$ 1,900,000
HRA	30,000
TIF	920,000
HRA Bonds	4,730,000
Tax Credit Equity	3,144,686
Private	<u>539,272</u>
Total Development Cost	\$11,263,958

Printers Row (Phase I)

Location: 209 East Ninth Street

Type: New Construction, Ownership

Description: 37 units of owner-occupied condominiums as Phase I of the Sweet Lot redevelopment in the North Quadrant.

Number of Units: 37

Affordable Units:

11% (4 units) affordable with incomes at or less than 50% of area median income

Configuration: 4 story condominiums

Square Footage: 46,000 sf of livable space

Closing, Construction and Completion: Project financing closed August, 2004.

Developer: Lander Sherman Urban Development and Twin Cities Habitat for Humanity

Funding Partners: City of Saint Paul/HRA, MHFA, Habitat for Humanity



PROJECT FINANCING:

HRA Land Sale Write Down	\$ 276,968
MHFA	490,000
Private (Buyer Mortgages)	<u>9,820,000</u>
Total Development Cost	\$10,586,968

Printers Row (Phase II)

Location: 209 East Ninth Street

Type: New Construction, Ownership

Description: Construction of 37 units of owner-occupied condominiums as Phase II of the Sweet Lot redevelopment in the North Quadrant.

Number of Units: 37

Affordable Units:

11% (4 units) affordable with incomes at or less than 50% of area median income

Configuration: One and 2-bedroom condominium units

Square Footage: 44,718 sf of livable space

Closing, Construction and Completion: Project financing closed in 2005.

Developer: Lander Sherman Urban Development and Twin Cities Habitat for Humanity

Funding Partners: City of Saint Paul/HRA, MHFA, Habitat for Humanity



PROJECT FINANCING:

HRA Land Sale Write Down	\$276,968
Private (Buyer Mortgages)	<u>10,052,500</u>
Total Development Cost	\$10,329,468

Railroad Island (Phase I)



Square Footage: 17,100 sf of liveable space.

Closing, Construction and Completion: Project financing closed on September 30 and October 12, 2002. Construction is complete with units fully occupied.

Developer: Dayton's Bluff Neighborhood Housing Services (9 properties) and Twin Cities Habitat for Humanity (2 properties)

Location: NE corner Bedford Street/Beaumont Street; West side of Otsego Street between Mt. Ida Street/Tedesco Street; 430 Mt. Ida Street and 475 Minnehaha Avenue East Railroad Island Area

Funding Partners: US Bank, City of Saint Paul/HRA, MHFA, DBNHS, Habitat for Humanity

Type: New Construction, Ownership, Single Family

Description: Phase I is the first of 5 phases in the development of up to 158 ownership units in Railroad Island over 4 years. Phase I with 11 units offers a variety of housing styles ranging from stand alone single family homes to zero lot line townhomes with an association.

No of Units: 11

Affordable Units:

- 9% (1 unit) affordable with incomes at or less than 30% of area median income.
- 9% (1 unit) affordable with incomes at or less than 50% of area median income.
- 18% (2 unit) affordable with incomes at or less than 60% of area median income.

Configuration: 2 story single family and 2½ story townhome

PROJECT FINANCING:

Private	\$1,519,000
HRA	200,000
MHFA	\$ 174,185
CDBG	100,000
US Bank (Interim)	1,367,100
DBNHS (Interim)	151,900
Habitat for Humanity (Interim)	95,000
Habitat for Humanity	45,000
HRA Land Sale Write Down	<u>80,000</u>
Total Development Cost (permanent financing)	\$2,118,185

Brownstones on Swede Hollow (Railroad Island Phase II)



Location: East side of Payne Avenue from Hopkins to Kenny Road

Funding Partners: MHFA, Dayton's Bluff NHS, City of Saint Paul/HRA

Type: New Construction, Ownership

Description: Stage 2 of 5 stages in the development of up to 158 units of ownership housing in Railroad Island. Stage 2 is the construction of 24 new rowhouses in three buildings along Payne Avenue overlooking Swede Hollow Park. This construction offers a new option of housing to the neighborhood and starts the transformation of the East Side gateway off of Seventh Street.

Number of Units: 24

Configuration: 24 rowhouses in three buildings

Square Footage: 48,570 sf of livable space

Closing, Construction and Completion:

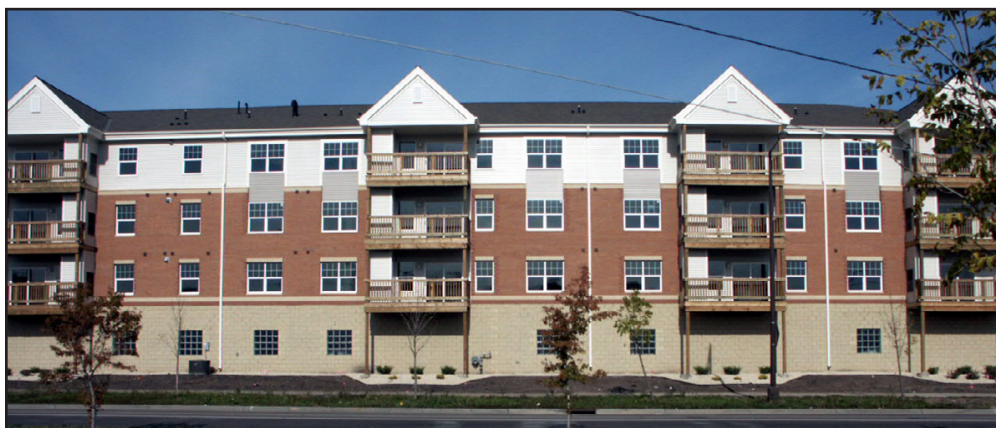
Project financing closed in 2004. First building of 8 units completed early 2005 and all units sold. Buildings 2 and 3 (8 units each) are under construction to be completed in summer 2006.

Developer: Dayton's Bluff Neighborhood Housing Services

PROJECT FINANCING:

CDBG	\$ 745,000
MHFA	480,000
Private (Buyer Mortgages)	<u>5,323,000</u>
Total Development Cost	\$6,548,000

Realife Cooperative of Phalen Village



Location: 1355 Phalen Boulevard

Type: New Construction, Ownership

Description: New construction of 3-story building with underground parking which provides 59 units of senior cooperative housing.

No of Units: 59

Affordable Units:

- 19%** (11 units) affordable with incomes at or less than 30% of area median income.
- 37%** (22 units) affordable with incomes at or less than 50% of area median income.
- 22%** (13 units) affordable with incomes at or less than 60% of area median income.
- 10%** (6 units) affordable with incomes at or less than 80% of area median income.

Configuration: 3-story building

Square Footage: 68,494 sf of liveable space

Closing, Construction and Completion: Project financing closed on October 23, 2002. Construction is complete with units fully occupied.

Developer: Realife, Inc

PROJECT FINANCING:

Reilly Mortgage Group, Inc.	\$5,983,900
Private Equity	1,876,661
CDBG	200,000
HRA Land Sale Write Down	<u>256,680</u>
Total Development Cost	\$8,317,241

HUD provided mortgage insurance.

St. Christopher's Place

Location: 286 Marshall Avenue

Type: Extended Life, Multi-family, Rental Housing

Description: Single room occupancy housing for very low income single adults. The occupancy is expanded from 40 units to 71.

No of Units: 71 single room units

Affordable Units:

100% (71 units) affordable with incomes at or less than 30% of area median income.

Configuration: 30,450 sf of livable space

Closing, Construction, and Completion: Project financing closed November, 2003. Construction is complete with units fully occupied.

Developer: Catholic Charities

Funding Partners: MHFA, Family Housing Fund, Ramsey County, Federal Home Loan Bank, Public Housing Agency



PROJECT FINANCING:

MHFA	\$ 806,892
Family Housing Fund	400,000
Ramsey County	230,819
Federal Home Loan Bank	175,000
Private Equity	<u>117,800</u>
Total Development Cost	\$1,730,511

PHA provided Section 8 project-based assistance for 14 units.

Selby Grotto Apartments

Location: 755 Selby Avenue

Type: New Construction, Rental

Description: This project consists of demolishing a vacant, boarded building at the corner of Selby and Grotto and redeveloping the site with 40 new one and two bedroom rental housing units with underground parking. The building is three stories with approximately 4,000 square feet of commercial on the first floor. The majority of the site was owned by the HRA.

No of Units: 40



Affordable Units:

- 48%** (19 units) affordable with incomes at or less than 60% of area median income
- 13%** (5 units) affordable with incomes at or less than 30% of area median income
- 25%** (10 units) affordable with incomes at or less than 50% of area median income
- 15%** (6 units) affordable with incomes at or less than 80% of area median income

Configuration: Low-rise multi-family

Square Footage: 47,346 sf of livable space

Closing, Construction and Completion: Project financing closed on August 20, 2003. Construction is complete with units fully occupied.

Developer: Selby Area CDC and Legacy Management

Funding Partners: MHFA, City of Saint Paul/HRA, Family Housing Fund, Ramsey County, GMHC, Metropolitan Council, HUD

PROJECT FINANCING:

HRA Revenue Bonds	\$ 2,780,000
Tax Credit Equity	1,154,213
MHFA	853,856
STAR	540,000
HOME	330,000
Family Housing Fund	242,000
Ramsey County	200,000
LISC (Interim)	60,000
GMHC (Interim)	60,000
Metropolitan Council	18,750
Private Equity	18,249
HRA Land Sale Write Down	<u>175,000</u>
Total Development Cost (permanent financing)	\$6,312,068

HUD provided mortgage insurance

Straus Apartments

Location: 350 Sibley Street

Type: Conversion of vacant building, Rental

Description: The vacant historic Straus Building was converted into 49 units of rental housing and 7,000 sf of commercial space on the first floor. The exterior of the building will be restored to its original historic condition.

No of Units: 49

Affordable Units:

20% (10 units) are affordable to those with incomes at or less than 30% of area median income.

49% (24 units) are affordable to those with incomes at or less than 50% of area median income.

16% (8 units) are affordable to those with incomes at or less than 60% of area median income.

Configuration: 5-story building

Square Footage: 45,239 sf of livable area

Closing, Construction and Completion:

Project financing closed on December 16, 2002.

Construction is complete with units fully occupied.

Developer: Sherman Associates, Inc.

Funding Partners: MHFA, Family Housing Fund, Met Council, Ramsey County HRA, Public Housing Agency, City of Saint Paul/HRA.



PROJECT FINANCING:

HRA Revenue Bonds (Interim)	\$ 1,250,000
HRA Revenue Bonds	3,650,000
Tax Credit Equity	2,993,126
MHFA	2,180,000
Ramsey County HRA	460,000
Family Housing Fund	300,000
Metropolitan Council	208,075
Private	147,374
District Energy	103,500
STAR	400,000
TIF	600,000
Total Development Cost (permanent financing)	\$11,042,075

PHA provided Section 8 project-based assistance for 10 units. HUD provided mortgage insurance.

Travelodge Condominiums

Location: 1870 Old Hudson Road

Type: Conversion of hotel facility, Ownership

Description: The existing Travelodge Hotel converted into 48 units of senior housing.

Number of Units: 48

Affordable Units:

100% (48 units) affordable with incomes at or less than 50% of area median income.

Closing, Construction and Completion:

Project financing closed on September 23, 2004.

Developer: Travelodge, Starbound St. Paul, LLC



PROJECT FINANCING:

HRA (Interim)	\$300,000
Western Bank (Interim)	600,000
Private (Buyer Mortgages)	<u>4,752,000</u>
Total Development Cost (permanent financing)	\$4,752,000

University and Dale Apartments (SW Corner)

Location: 627 Aurora Avenue

Type: New construction, Rental

Description: The HRA owned approximately 47,000 sf of vacant land located at the southwest corner of University and Dale and the northwest corner of Aurora and Dale Street. The HRA parcel is being redeveloped as a mixed use development. The new development consists of 98 rental units of affordable and market rate housing and 31,000 sf of Library space. Underground parking is for the Library and a parking deck above the Library is for the housing. Construction of the Library started in March 2005 and will be completed in January 2006. The housing will be completed in late April 2006.



Developer: University Dale Apartments Limited Partnership

Number of Units: 98

Affordable Units:

- 10% (10 units) affordable with incomes at or less than 30% of area median income
- 10% (10 units) affordable with incomes at or less than 50% of area median income
- 60% (59 units) affordable with incomes at or less than 60% of area median income

Configuration: Apartment units over a first floor public library

Square Footage: 96,000 sf of livable space

Funding Partners: HUD, City of Saint Paul/HRA, MHFA, Metropolitan Council, Family Housing Fund, Public Housing Agency

Closing, Construction and Completion:

Project financing closed on March 15, 2005.

PROJECT FINANCING:

CDBG	\$900,000
STAR	65,000
HRA Revenue Bonds	6,300,000
City of Saint Paul	2,300,000
Tax Credit Equity	4,587,121
MHFA	1,091,657
Metropolitan Council	200,000
Family Housing Fund	300,000
Private	<u>257,367</u>
Total Development Cost (permanent financing)	\$14,574,867

PHA provided Section 8 project-based assistance for 20 units.

Upper Landing (Ownership)

Location: Shepard Road and Chestnut Street

Type: New Construction, Ownership

Description: Construction of market-rate ownership multi-family housing on the eastern end of Upper Landing site.

No of Units: 272

Affordable Units: All units are at market rate.

Configuration: 4-story building with parking underground.

Square Footage: 444,130 sf of livable space



Closing, Construction and Completion: Project financing closed on October 24, 2002, and construction began in October 2002. Units are being sold and occupied.

Developer: Centex Homes, Rottland Homes



PROJECT FINANCING:

Private (Buyer Mortgages)	\$83,990,949
HRA	3,670,000
DTED	1,018,800
City of Saint Paul	880,000
Metropolitan Council	238,680
TIF	<u>7,652,000</u>
Total Development Cost	\$97,450,429

Joseph's Pointe (Upper Landing)

Location: Shepard Road and Chestnut Street

Type: New Construction, Rental

Description: New construction of affordable rental housing on block 7.

No of Units: 90

Affordable Units:

17 % (15 units) are affordable to those with incomes at or less than 30% of area median income.

70% (63 units) are affordable to those with incomes at or less than 50% of area median income.

13% (12) are affordable to those with incomes at or less than 60% of area median income



Developer: Shelter Corporation

Configuration: 4-story building with underground parking

Square Footage: 117,896 sf of livable space

Closing, Construction and Completion: Project financing closed on October 23, 2002. Construction is complete with units fully occupied.

Funding Partners: MHFA, Met Council, Ramsey County HRA, Public Housing Agency

PROJECT FINANCING:

Ramsey County HRA Bonds	\$ 5,415,000
Tax Credit Equity	3,200,000
MHFA	1,772,523
Centex Foundation	1,000,000
CDBG	800,000
DTED	453,000
Metropolitan Council	105,300
HRA Land Sale Write Down	900,000
Total Development Cost	\$13,645,823

PHA provided Section 8 project-based assistance for 15 units.

Upper Landing (Market Rate Rental)

Location: Shepard Road and Chestnut Street

Type: New Construction, Rental

Description: Construction of market rate rental multi-family housing on blocks 5 and 6 on the western end of the Upper Landing site.

No of Units: 344

Affordable Units:

100% (344 units) are market rate.

Configuration: 4-story buildings with parking underground.

Square Footage: 398,312 sf of livable space

Closing, Construction and Completion: Project financing closed on October 24, 2002. Construction is underway and units are occupied.

Developer: Centex Multifamily Communities LP



Funding Partners: City of Saint Paul/HRA, DEED, Metropolitan Council

PROJECT FINANCING:

HRA	7,330,000
DEED	1,528,200
City of Saint Paul	1,320,000
Metropolitan Council	342,570
Private	32,100,000
TIF	11,478,000
Total Development Cost	\$54,098,770

Upper Landing (Market Rate Rental)

Visitation Place Apartments

Location: 1034 Lafond Avenue

Type: New Construction,
Rental

Description: Visitation Place is a 16-unit rental complex for single mothers and their children. Catholic Charities developed this site in partnership with Sisters of the Visitation. In addition to the shelter, Visitation Place offers support services.



No of Units: 16

Funding Partners: Ramsey County, MHFA, First Bank

Affordable Units:

100% (16 units) affordable with incomes at or less than 30% of area median income

Configuration: 3-story building

Square Footage: 23,064 sf of livable space

Closing, Construction, and Completion:

Construction is complete with units fully occupied.

Developer: Sisters of the Visitation and Catholic Charities

PROJECT FINANCING:

Tax Credit Equity	\$ 2,338,124
Ramsey County	300,000
MHFA	200,000
First Bank	110,000
Private	488,357
Non-Profit Partner	<u>40,000</u>
Total Development Cost	\$3,476,481

Whitall Townhomes



Location: NW Corner of Whitall and Edgerton

Type: New Construction, Ownership

Description: Development is the construction of 53 townhomes. Townhome units will be a mixture of two-story, flats and carriage house units with detached and attached garages. Units will range in size from 624 s.f. to 1,560 s.f. and include 1, 2 and 3 bedrooms.

Number of Units: 53

Affordable Units:

11% (6 units) affordable with incomes at or less than 50% of area median income

89% (47 units) affordable with incomes at or less than 80% of area median income

Configuration: Townhomes, 2-story and carriage house

Square Footage: 62,390 sf of livable space

Closing, Construction and Completion:

Project financing closed on August 24, 2005. Developer will be demolishing structures and preparing site by end of 2005. Construction starts spring, 2006.

Developer: Whitall Townhomes, LLC

PROJECT FINANCING:

CDBG	\$ 154,000
STAR	1,946,000
ESNDC	200,000
Private (Buyer Mortgages)	7,661,661
Private Equity	<u>528,245</u>
Total Development Cost	\$10,489,906

Lexington Supportive Housing (YWCA)

Location: 95 N. Lexington Parkway

Type: Rehabilitation, rental, supportive housing

Description: Housing for very low income families and provide supportive services that assist tenants with education, training or by increasing living skills.

No of Units: 18 two bedroom units.

Affordable Units:

100% All units will be affordable at 30% of area median income through project based Section 8 tenant assistance.



Configuration: 3 story building.

Square Footage: 27,696 sf of livable area.

Closing, Construction and Completion: Project financing closed on March 17, 2003. Construction is complete with units fully occupied.

Developer: YWCA

Funding Partners: MHFA, Family Housing Fund, City of Saint Paul/HRA, Public Housing Agency

PROJECT FINANCING:

MHFA	\$ 1,170,000
FHF	580,000
HOME	<u>350,000</u>
Total Development Cost	\$2,100,000

PHA provided Section 8 project-based assistance for 18 units.